



# Available Home

## Turtle Creek Ranch in Flint

*Experience is Everything™*

This is your family's chance to live in one of the Tyler area's most sought-after communities. Beautiful new homes in Noonday, TX, on oversized 3/4 acre lots highlight the great country location. Easy access to Loop 49 & TX 155 make this neighborhood stand out, as does its convenient location in the highly acclaimed Tyler ISD. A variety of designs and floorplans just add to the desirability of this neighborhood. **TURTLE CREEK ESTATES - HIGHLIGHTS** Great country location next to Noonday! Easy access to Loop 49, & TX 155! Oversized 3/4 acre lots! Highly acclaimed Tyler ISD Preferred lenders to help get you qualified Award winning management team Dedicated personal building team Several plans to choose from Personalize with available features Energy efficient HERS rated home Plus much more... **INCLUDED HOME FEATURES** Fully Connected with smart home technology 3cm Granite Kitchen Countertops Decorative Up Lights on Front Elevations Gutters & downspouts on front elevation Upgraded 30 year shingles Bermuda sodded yard (front, & side yards Bermuda Sod (30' from back of home) Automatic Sprinkler System (covering up to 10,000 sq.ft. of sod area) Partial privacy fence with 4' front entry gate Accented front elevation uplighting Side fencing to 30' from back of home Decorative front elevation landscaping Plus many other great details. All other site specific requirements

This is modern living at its finest! The open floorplan gives you instant access to the living room, dining room and kitchen. The primary suite is just off the living room, and includes a separate tub and shower, and a large walk-in closet. The three additional bedrooms have their own bath, and are grouped together at the front of the home. The drop zone and utility room are easily accessed from the garage. This plan also includes a 2-car garage and a rear patio.

Sorry, No picture available at this time.  
Please check back soon.

Job #: 2593-49-C1  
Address: 14824 Turtle Creek Ranch Road  
School District: Tyler ISD  
Move in Date: Today



**Hello, I'm Letitia Horace.**  
**letitia@conaways.com**  
**903-871-5555**  
**101 Business Park Dr.**  
**Whitehouse, TX 75791**

